



Entered on Docket  
March 15, 2010

A handwritten signature in black ink that reads "Bruce A. Markell".

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Hon. Bruce A. Markell  
United States Bankruptcy Judge

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7 WILDE & ASSOCIATES  
8 Gregory L. Wilde, Esq.  
9 Nevada Bar No. 004417  
10 208 South Jones Boulevard  
11 Las Vegas, Nevada 89107  
12 Telephone: 702 258-8200  
13 [bk@wildelaw.com](mailto:bk@wildelaw.com)  
14 Fax: 702 258-8787

15 and

16 MARK S. BOSCO, ESQ.  
17 Arizona Bar No. 010167  
18 TIFFANY & BOSCO, P.A.  
19 2525 East Camelback Road, Suite 300  
20 Phoenix, Arizona 85016  
21 Telephone: (602) 255-6000

22 Wells Fargo Bank, N.A.  
23 09-77325

19 UNITED STATES BANKRUPTCY COURT  
20 DISTRICT OF NEVADA

21 In Re:

22 Ronald B. Lewis

23 Debtor.

24 BK-S-09-34138-bam

25 Date: 2/23/10  
26 Time: 1:30pm

Chapter 7

26 **ORDER VACATING AUTOMATIC STAY**

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject  
4 property, generally described as 9975 Peace Way, Las Vegas, NV 89147, and legally described as  
5 follows:

6 **Parcel I (Unit):**

7 Living Unit Two Thousand One Hundred Twenty-Eight (2128) in Building Eighteen (18) as  
8 shown on The Final Map of Chateau Nouveau Condominiums Unit 1, a condominium  
9 subdivision and Common Interest Community, on File in Book 120 of Plats, Page 29, in the  
10 Office of the County Recorder, Clark County, Nevada.

11 **Parcel II (Common Elements):**

12 1/280th Interest as tenants in common in the the Common Elements shown on the Plat, in  
13 accordance with and subject to the terms of the Declaration of Covenants, Conditions and  
14 Restrictions for Chateau Nouveau Condominiums recorded November 8, 2004 in Book  
15 20041108 as Instrument No. 03529 in the Office of the County Recorder, Clark County,  
16 Nevada.

17 Excepting therefrom, the right to use any of those areas designated as Limited Common  
18 Elements in the Plat and/or the Declaration.

19 Further reserving therefrom for the benefit of the owners of all Units shown on the Plat (Except  
20 the Unit referred to in Parcel I above), non-exclusive easements for access, ingress, egress, use,  
21 enjoyment and other purposes on, over, and across the Common Elements, as defined In, and  
22 subject to the Declaration.

23 **Parcel III (Limited Common Elements):**

24 The Exclusive right to use, possess and occupy the following, subject to the terms and  
25 provisions of the declaration:

26 **Covered Parking Space:67**

27 Which is described as a Limited Common Element in Section 5.2 and 5.3 of the declaration and  
28 which is appurtenant to Parcels I and II described above.

29 Together with the areas designated as Limited Common Elements, allocated to Parcels 1 and 2 in  
30 the declaration.

1 Parcel IV (Appurtenant Easements):

2 Non-exclusive easements for access, ingress, egress, use, enjoyment and other purposes on, over  
3 and across the Common Elements as defined in the subject to the declaration, which easements  
4 are appurtenant to Parcels I, II, and III above.

5 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**  
6 **give Debtor at least five business days' notice of the time, place and date of sale.**

7 DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2010

8 Submitted by:

9 **WILDE & ASSOCIATES**

10 By:  #10235

11 **Gregory L. Wilde, Esq.**  
12 Attorney for Secured Creditor  
208 South Jones Boulevard  
Las Vegas, Nevada 89107

13 APPROVED / DISAPPROVED

14 By: \_\_\_\_\_  
15 Lisa J. Garofalo  
16 1020 Garces Avenue  
17 Las Vegas, NV 89101  
18 Attorney for Debtor(s)

19 Nevada Bar No: \_\_\_\_\_

20 APPROVED / DISAPPROVED

21 By: \_\_\_\_\_  
22 Lenard E Schwartz  
23 2850 S. Jones Blvd. #1  
24 Las Vegas, NV 89146  
25 Chapter 7 Trustee

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2  The court waived the requirements of LR 9021.

3  No parties appeared or filed written objections, and there is no trustee appointed in the case.

4  No parties appeared or filed written objections, and the trustee is the movant.

5  This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
approved or disapproved the order, or failed to respond, as indicated below:

6 Debtor's counsel:

7  approved the form of this order  disapproved the form of this order

8  waived the right to review the order and/or  failed to respond to the document

9  appeared at the hearing, waived the right to review the order

10  matter unopposed, did not appear at the hearing, waived the right to review the order

11 Trustee:

10  approved the form of this order  disapproved the form of this order

11  waived the right to review the order and/or  failed to respond to the document

12  This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
13 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
14 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
respond, as indicated below.

15 Debtor's counsel:

16  approved the form of this order  disapproved the form of this order

17  waived the right to review the order and/or  failed to respond to the document

18  appeared at the hearing, waived the right to review the order

19  matter unopposed, did not appear at the hearing, waived the right to review the order

20 Trustee:

21  approved the form of this order  disapproved the form of this order

22  waived the right to review the order and/or  failed to respond to the document

23 I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
24 written objection.

25 Submitted by:

26 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor